

Kerala Gazette No. 35 dated 30th August 2011.

## PART I



GOVERNMENT OF KERALA

### Local Self Government (RD) Department

#### NOTIFICATION

G. O. (Ms.) No. 165/2011/LSGD.

*Thiruvananthapuram, 2nd August 2011.*

WHEREAS, the Government have, vide notification issued under G. O. (Ms.) No. 193/83/LA & SWD dated 5th November, 1983 and published as S.R.O. No. 207/84 in Part I of Kerala Gazette No. 10 dated 6th March 1984, sanctioned the Detailed Town Planning Scheme for Office Complex, Chalakkudy under sub-section (3) of section 12 of the Town Planning Act, 1108 (Act IV of 1108);

AND WHEREAS, it is required further to vary the said scheme for the purpose of making the Zoning Regulations compatible to the present development scenario and to the extent possible as an immediate measure;

Now, THEREFORE, in exercise of the powers conferred by sub-section (2) of section 13 of the Town Planning Act, 1108, the Government of Kerala hereby propose to issue a notification varying the said Detailed Town Planning Scheme to the extent required, a draft of which is given below as required by rule 71 of the Rules under the Town Planning Act, 1108;

Notice is hereby given that, the said Draft will be taken up for consideration within sixty days and any person interested in the scheme may submit in writing, his objections and suggestions, if any, thereon within the said period. Objections and suggestions in this regard shall be addressed to the Town Planner, District Town and Country Planning Office, Thrissur (on behalf of the Secretary to Government, Local Self Government Department, Government of Kerala, Secretariat Annex, Thiruvananthapuram).

#### DRAFT

In exercise of the powers conferred by sub-section (2) of section 13 of the Town Planning Act 1108 (IV of 1108), the Government of Kerala hereby vary the

Detailed Town Planning Scheme for Office Complex, Chalakkudy, sanctioned under Section 12 of the said Act in G.O. (Ms.) No. 193/83/LA&SWD dated 5th November 1983, and published in Part I of Kerala Gazette No. 10 dated 6th March 1984 to the extent as indicated below, namely:—

#### VARIGATION

In the said scheme, for sub-heading “10, Reservation of Land and Zoning” and the entries under it, the following shall be substituted namely:—

#### **“10. Reservation of Land and Zoning**

1. All future developments shall be in conformity with the provisions of the Detailed Town Planning Scheme for Office Complex, Chalakkudy.
2. For the implementation and enforcement of the proposals envisaged in the Detailed Town Planning Scheme, areas have been zoned under various uses such as residential, commercial, public and semi-public, etc. Details regarding the nature of uses ‘permitted’, uses ‘restricted’ and uses ‘prohibited’ in each zone are given below. In addition to the above, guidelines for regulating developments are also provided herein.
3. (a) “Uses permitted” in a zone cover the uses that can be normally accommodated in the relevant zone.
  - (b) In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and spatial locational factors. Such cases, which come under this category, are classified as “Uses Restricted”.
  - (c) “Uses Prohibited” enlists the various objectionable uses in each zone, which shall not be permitted under normal circumstances. In addition to the above, guidelines for regulating developments are also provided herein.
4. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings/structures or any other matter specifically mentioned in these regulations.
5. Existing areas and structures of archeological importance and religious uses may be permitted to continue in all zones.

Sl. No.	Land use	Uses permitted	Uses restricted by the Secretary of the Local Self Government with the concurrence of		
			Town Planner of the State Town Planning Service having jurisdiction over the area	Chief Town Planner	Uses prohibited
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential Zone	All Residences, Residential Flats/Apartments, Hostels and Boarding Houses for Student/Women, Day Care and Creche Nursery/ Kinder Garten/Primary School, Night Shelters, Orphanages/Old Age Homes/Dharmasala, Parks and Play Grounds incidental to Residential use, Residential Quarters, Studios of residence, Farm House, Clubs, Public utility Buildings such as Police post water supply, Drainage, electric installation of minor nature and small service industries of non-nuisance/non-obnoxious character engaging	Local/State/Central Government Offices, Public Sector Offices, Secondary/Higher Secondary Schools, Vocational Training Institute, Technical Training Centre/ Polytechnic, Small Auto Garages engaging not more than 5 workers, Other non-nuisance/non-obnoxious character Service Industries employing not more than 10 workers with power limited to 10 HP or 20 workers without power, Automobile workshops	Hospitals and Health Centres-IP upto 50 beds, Automobile workshops using power upto 30 HP, Non nuisance character/non-obnoxious service Industries 20 workers without power or 15 workers with 30HP, Fuel Filling stations, Fire station, Ice factory, stacking yard, Transmission Towers/Wireless	Any other uses not specified in items in columns (3), (4) and (5).

(1)	(2)	(3)	(4)	(5)	(6)
		not more than 10 workers with power limited to 20 HP or ten workers without power, Tot Lots, Open Air Theatre, Traffic Park, Plant Nursery, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Seed Farms, Pump Houses, Wells and Irrigation Ponds. Dispensaries, Cottage Industries. Convenient shops such as vegetable shops, Groceries, Pan shop etc. Retail shops, ATMs, Cyber cafe, Restaurants/Canteen, Bakeries and Confectioneries, Library and Reading room, Clinics (OP), Diagnostic Centres and Post Offices with total floor area limited to 300 sq.m.	for 2/3 wheelers, Cold Storage, Automobile Service Stations for light vehicles, Fire post, Parking plaza, Outdoor Games stadium, Fair Ground, Taxi/Jeep/ Autorickshaw Stand, Water Treatment plant below 5 Million Litres per Day and Sewage Treatment plant below 2 Million Litres per day.	station, Swimming Pools, Public Sector Offices, General and Head Post Office, Telephone Exchange, Telegraphic offices, Cultural and Information centre, Indoor Games stadiums, Convention Centre, Cremation Grounds / Crematorium, Burial Ground/Common Vault Sewage Treatment plants 2 Million Litres per day and above, water Treatment plant 5 Million litres per day above, Retail shops, ATMs,	▲

<p>Social welfare centre, Religious Buildings/centres, Professional Services/Offices, Commercial Buildings/Offices/establishments, Banking and Financial Institutions, Beauty Parlour, Ashramam/Madom, Yoga Centres and Community Halls with total floor area limited to 500 sq.m.</p>	<p>Services/Offices, Commercial Buildings/Offices/establishments, Banking and Financial Institution, Beauty Parlour, Automobile Showrooms, IT Software/Hardwares/Electronic Industries, Diagnostic Centre and Auditorium/Wedding Halls with total floor area limited to 750 sq.m.</p>	<p>Cyber Cafe, Restaurants/Canteen, Bakeries and Confectioneries, Library and Reading Room, Religious Centre/Buildings, Lodges, Guest House, Ashramam/Madom, Wholesale Shops, Super markets, Professional Services/Offices, Commercial Buildings/Offices/establishments, Banking and Financial Institution, Beauty Parlour, Market, Gymnasium/Yoga Centres, Cultural and Information Centres and Social Welfare centres with total floor area limited to 1000 sq.m.</p>
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(1)	(2)	(3)	(4)	(5)	(6)
2	Commercial Zone	Wholesale and Retail shops, Professional Offices, Studios, Commercial Offices/Establishment, Day Care and Creche, Nursery/ Kinder Garten, Bakeries and Confectionaries, Beauty Parlours, Markets, Gymnasium/Yoga Centres, Godowns/Ware Houses/Storage/Non-hazardous, IT Software Units/Hardware/	Stacking yards, Police station, Fire post/Station, Non-nuisance character Service Industries (up to 20 workers without power or 10 workers + 30 HP), Automobile Service Stations light vehicle, Electric Sub-station Centre, Social Welfare centre, Hospitals and	Movie Halls, Motels, Hotels, Shopping/Office complex, Shopping Malls/Multiplex/Hyper market, Cultural and Information Centres, and Social Welfare centre with total floor area above 1000 sq.m.	Any other uses not specified in items in columns (3), (4) and (5).

Electronic Industries, Banking and Financial Institutions, ATMs, Cyber Cafe, Restaurants/Canteen, Hotels, Lodging Houses, Auditorium, Cinema Theatres, Parks and Open Spaces, Police Posts, Public utility building such as Water Supply, Sewage, Drainage and Electrical Installation, Social Welfare Institutions and Professional Services, Non-Nuisance type Services and light Industries employed not more than 10 workers with power limited to 15 HP. Hotels, Shopping Complex, and Super Markets, Shopping/Office Complex, Shopping Malls/Multiplex/ Hyper Market, Beer Pubs/ Parlour, Liquor Bars, Automobile Show rooms, Weigh Bridges, Cold storage, Ice Factory, Printing Press, Job Printing Press, Cottage Industries, Hospital building, Swimming Pool, Water Treatment Plant below 5MLD, Sewage Treatment Plant below 5 MLD, Taxi/Jeep/ Autorickshaw Stand, Truck Terminals and public convenience.

Residential Flats/ Apartments with lower floors for commercial use. Residential Quarters, Ashram/Madom, Hostels and Boarding Houses for Student/Women, Night Shelters, Orphanage, Old age Homes, Dharmasala, Guest Houses, Farm Houses, Clinics (OP) and Dispensaries, Libraries and Reading Rooms, Automobile workshops, Religious Buildings/ Centres, Public utility buildings, Diagnostic Centres, all Educational Institutions, Auditorium/ Wedding/Community

of Non- Nuisance Character Service Industries employing more than 20 workers and power limited to 50 HP, Fuel filling stations, Automobile Service Stations Heavy Vehicle, Marble and Granite Storage/Cutting Centres, Water Treatment Plants 5 MLD and above, Sewage Treatment Plants 2 MLD and above, Exhibition Centre and Art Galleries, Forensic Science Lab, Jail and Reformatories, Radio and T.V. Stations, Museum, Convention Centre, Hospital and Health Centre IP (above 100 beds), Out door Games Stadium, Amusement Parks.

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(1)	(2)	(3)	(4)	(5)	(6)
		and Health Centres—IP (up to 10 beds), Totlots, Open air Theatres, Traffic Park, Play ground, Parking Plaza, Pump House, Well and Irrigation Ponds.	Halls, Movie Hall, Indoor Games Stadium, Cultural and Information Centre with total Floor area limited to 1000 sq.m.	Zoological and Botanical Gardens, Bird Sanctuary, Camping Site, Bus Terminal/Stand, Lorry Stand, Junk yards, Garbage Disposal yards, Cremation Ground/ Crematorium, Burial Ground/ Common Vault, Slaughter House, Obnoxious and Non-nuisance Character Industries, Gas Godown, Saw Mills with Timber Yard, Smoke House, Dumping yards, Hostels and Boarding Houses for Student/ Women, Night Shelters, Orphanage, Old age Homes, Dharmasala, Guest Houses, Libraries and	
		Residences, Residential uses incidental to main use, Orphanages/ Old Age Homes/ Dharmasala, Guest Houses, Hostels and Boarding Houses for Students / Women, Ashram / Madom, Night Shelters, Automobile workshops, Primary School, Community Halls, Cultural and Information Centre, Religious Buildings/centres, Clinics (OP), Diagnostics Centres, Library and Reading Rooms and Social Welfare Centres with total floor area limited to 500 sq.m.			∞

3 Industrial Zone	All type of Industries as specified in Annexure I, Retail business and wholesale business incidental to Industries, Storage, Stacking Yards, Weigh Bridges, Warehouses and Godowns of non nuisance and non-inflammable materials, Small Offices incidental to Industries, Light and Service	Residences incidental to the Industrial use, Truck terminals, Junk yards, Waste Disposal Plants, Light and Heavy industries employing not more than 50 workers and power limited to 100 HP, Parks, Open air Theatre, Traffic Park, Play ground,	Ashram, Madam, Light and Heavy industries employing more than 50 workers and power exceeding 100 HP, Obnoxious and nuisance character industries, Hostels and Boarding	Any other uses not specified in items in columns (3), (4) and (5).
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(1)	(2)	(3)	(4)	(5)	(6)
	industries other than Obnoxious and Nuisance type, ATMs, Cottage industries, Saw Mills with or without Timber Yard, Printing Press, Automobile Workshops, Automobile Service Stations, Spray Painting Workshops, Ice Factory, IT Hardware/ Software units/Electronic Industries, Industrial Estate and Industrial Parks, Pump House, Wells and Irrigation Ponds, Day Care and Creche, Nursery/ Kinder Garten and Taxi/Jeep/ Autorickshaw Stand.	Parking Plaza, Police Post/Station, Public Utility Buildings, Social Welfare Centre, Electric Sub-station of minor nature, Hospital and Health centres IP up to 50 beds, Water treatment Plant below 5 MLD, Sewage Treatment Plants below 2 MLD. Minor storage of explosives and fire works. Saw mills with timber yard Fish/Meat processing centres, Dairy farms, Smoke House, Dumping Yard, Plant Nursery, Pump houses, Wells and Irrigation Ponds.	Residences, Night Shelters, Cyber cafe, Beauty Parlour, Auto-mobile showrooms, Cultural and Information Centre, Library and Reading Room, Retail Shops, Bakery and Confectionaries, Gymnasium/Yoga Centre, Cold Storage, Religious Centres/Buildings with total floor area limited to 300 sq.m.	Houses for Students/ Women, Movie Halls, Shopping/ Office Complex, Shopping malls/Multiplex/ Hyper Market, Beer Pubs/Parlour, Liquor Bars, Motels, Hotels, Market, Storage of explosive and fireworks, Indoor Games/Outdoor Stadium, Petrol filling stations, P & T Offices, General and Head Post Office, Telephone Exchange, Transmission towers and Wireless Stations, Electric Sub Station, Fire Post/ station, Recreation centre, Hospital and Health centres IP up to 100 beds, Bus Terminal/Stand,	
					10

4	Public & Semi Public Zone	Local/State/Central Government or public Sector Offices and Establishments, Social and Cultural Establishments, Community facilities including Hospitals, Nursing Homes, Clinics, Dispensaries, Isolation Hospital and residential uses incidental to main use. All type of Educational Institutions etc. Public Utility buildings, ATMs, Cyber Cafe, Day	Wholesale Shops, Super market, Lodges/ Camp, Residential Quarters, Community Halls, Professional Office, Commercial Office/Establishment, Banking and Financial Institutions, and Restaurants/Canteen with total floor area limited to 500 sq.m.	Lorry Stand, Marble and Granite Storage/Cutting Centres, Water treatment Plant 5 MLD and above, Sewage Treatment Plants 2 MLD and above with total floor area above 500 sq.m.	11
(1)	(2)	(3)	(4)	(5)	(6)

care and Creche, Kinder Garten, Research and Development Institute, Court, Police post, Police Station, Civil Defence and Home Guard, Forensic Science Lab, Jail and Reformatory, Fire Post/ Station, Post and Telegraph Offices, General and Head Post Office, Telephone Exchange, Radio and Television Stations, Transmission towers and Wireless Station, Library and Reading Room, Movie Halls, Social Welfare Centres, Auditorium/ Wedding/Community Hall, Indoor/Outdoor Games Stadium, Convention Centres, Swimming Pools, Exhibition Centres and Art Gallery, Cultural and Information Centres, Places/ Building for Recreation, Electric Sub-Station, Totlots, Parks, Fair Ground,	in respect of water supply and electricity installation, Water treatment Plant below 5 Million litres per day, Sewage Treatment Plant below 2 Million litres per day.	Residential Flats/ Apartments incidental to main use, Guest Houses and Lodges, Residential Quarters, Farm houses, Hostels and Boarding houses for Students/ Women, Night Shelters, Orphanage, Old age Homes, Dharmasala, Ashram, Madam, Gymnasium/ Yoga Centre, Beauty parlour, Retail/ Wholesale Shops/Professional Offices, Super Markets, Commercial Offices/ establishments, Restaurants	50 HP, Bus Terminals/ Lorry Stand, Cremation Ground/ Crematorium, Burial Ground/ Common Vault, Slaughter houses, Water Treatment Plant 5 Million litres per day and above Sewage Treatment Plant 2 Million litres per day and above, Amusement Parks, Zoological and Botanical Garden, Bird Sanctuary, Camping Sites, Junk yards, Saw Mills with Timber Yard, Shopping/ Office Complex and Super Market, Shopping Malls/ Multiplex/Hyper	12
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Open air Theatre, Traffic park, Play ground, Parking Plaza, Pump houses, Well and Irrigation Ponds.

Residence, Beauty parlour, Gymnasium/Yoga Centre, Godowns/Warehouses/ Storage non-hazardous, Retail/Wholesale shops/ Professional Offices, Super markets, and Restaurants/ Canteen with total floor area limited to 300 sq.m.

and Canteen, Bakeries/ Confectionaries, Banking and Financial Institution, Godowns/ Warehouses/Storage non-hazardous, Motels, Hotels, Market, Automobile Showrooms, Spray Painting Workshops, Ice Factory, and IT Software units/Hardware/ Electronic Industries with total floor area limited to 500 sq.m.

market, Beer pubs/ Parlour, Liquor bars, Gymnasium/ Yoga Centre, Beauty parlour, Retail/ Whole sale Shops/ Professional Offices, Commercial Buildings/Offices/ establishments, Restaurants and Canteen, Bakeries/ Confectionaries, Banking and Financial Institution, Godowns/ Warehouses/ Storage non-hazardous, Motels, Hotels, Market, Automobile Showrooms, Spray Painting Workshops, Ice Factory, and IT Software units/ H a r d w a r e / E l e c t r o n i c Industries with total floor area above 500 sq.m.

13

(1)	(2)	(3)	(4)	(5)	(6)
5 Agricultural Zone (Paddy Fields)	Paddy Fields, Paddy cultivation, Pastures and Grazing yards, Agriculture and Horticulture, Dry Cultivation, Removal of Clay/Gravel upto a depth of 2 m. below the level of surrounding ground and small residences with area less than 50 sq. m. carpet area, Fodder cultivation, Fish and Seed Farm, Pump houses, Well and Irrigation ponds, Storage of Agricultural produces and seeds, Green houses.	Water treatment plant below 5 Million litres per day, Sewage Treatment Plants below 2 Million litres per day, Auto Rickshaw stand, Dairy and Poultry and Piggery farm Plant nursery.	Bick kilns, Milk processing plant, Storage and processing of farm products, Service and Repairing of farm machinery, Burial ground and cremation ground, Poultry or Animal growth centres and any Religious uses, Crops other than paddy.	Any other uses not specified in items in columns (3), (4) and (5).	

14

## GENERAL GUIDELINES

- (i) All future developments shall be in conformity with the provision of the Detailed Town Planning Scheme and future constructions shall conform to the Kerala Municipal Building Rules in force unless or otherwise specified in this regulations/schemes.
- (ii) Regarding the assessment of permissibility of uses classified under the category ‘Restricted Use’, the Chief Town Planner may issue general guidelines from time to time, if required and such guidelines shall be adhered to by The Responsible Authorities.
- (iii) For all purpose of this scheme “Area to be acquired for Roads” shall be treated as “Area reserved for Roads”.

## ANNEXURE I

### **Type of non-obnoxious and non-nuisance type of service or light industries permissible in Residential zones**

1. Production of copra.
2. Processing of arecanut.
3. Rice and Flour mills.
4. Production of rice, flour etc., by hand pounding.
5. Processing of cardamom, ginger, pepper, etc.
6. Production of Khandasari from sugar-cane.
7. Carrying and preservation of fruits and production of Jam, Jelly etc.
8. Processing of and preservation of cashewnuts.
9. Bakeries.
10. Production of Dairy Products.
11. Oil mills (vegetables)
12. Extraction of oil by ghani.
13. Manufacture of hydrogenated oil.
14. Manufacture of “aval” (Beaten rice) appalam.
15. Production of vinegar.
16. Manufacture of soda, water, lemonade, etc.
17. Manufacture of ice.
18. Manufacture of ice cream.
19. Processing, packing and distribution of tea.

20. Processing, grinding, packing and distribution of coffee.
21. Manufacture of syrup.
22. Manufacture of beedi.
23. Manufacture of cigar.
24. Manufacture of tobacco snuff.
25. Manufacture of chewing tobacco.
26. Cotton ginning, cleaning, pressing etc.
27. Cotton spinning other than in Mills.
28. Cotton spinning and weaving in Mills.
29. Dyeing and Bleaching of cotton.
30. Cotton weaving in power looms.
31. Handloom weaving.
32. Khadi weaving in Handloom.
33. Printing of cotton textiles.
34. Manufacture of cotton thread, rope twine etc.
35. Jute spinning.
36. Manufacture of jute products including repairing of gunny bags.
37. Weaving of silk by Handloom.
38. Manufacture of hosiery goods.
39. Making of embroidery products.
40. Tailoring.
41. Manufacture of quilts and mattresses.
42. Manufacture of Coir and Coir products.
43. Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
44. Repairing of umbrellas.
45. Manufacture of wooden furniture and fixtures.
46. Manufacture of structural wooden goods such as doors, beams, etc.
47. Manufacture of wooden industrial goods such as parts of handloom, ambarcharka, bobbirs etc.

48. Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
49. Cane industry including baskets, weaving etc.
50. Manufacture of miscellaneous wooden articles such as sticks, sandals, rulers etc.
51. Manufacture of paperboard and paper by hand.
52. Making of paper boxes, bags, envelopes etc.
53. Printing and publishing of newspapers and periodicals.
54. Printing and publishing of books.
55. Miscellaneous printing works including type cutting, book binding.
56. Manufacture and repairing of leather shoes and chappals.
57. Manufacture of leather products such as suitcase, bag etc.
58. Vulcanising and repairing of tyres and tubes.
59. Manufacture of rubber gloves.
60. Manufacture of Rubber products such as rubber-sheets, nipples and rubber shoes including smoke-rubber.
61. Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
62. Manufacture of agarbathi and other cosmetics.
63. Manufacture of plastic products such as nameplates etc.
64. Manufacture of lemongrass oil, candles etc.
65. Manufacture of cement products such as well-keros, tube, closets etc.
66. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
67. Manufacture of stonewares.
68. Manufacture of stone images.
69. Manufacture of chinawares and crockery.
70. Manufacture of large containers of chinaware.
71. Manufacture of glass and glass products.
72. Manufacture of clay models.
73. Manufacture of iron and steel furniture.
74. Manufacture and repairing of brass and bell metal products.
75. Manufacture of aluminium utensils and other products.
76. Manufacture of tin cars and copper vessels.

77. Electroplating, tinplating, welding etc.
78. Manufacture of agricultural implements, screws etc. (blacksmith and foundry).
79. Manufacturing, assembling and repairing of machinery such as water pumps, oil mill chuck etc.
80. Manufacture of small machine tools and machine parts.
81. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
82. Manufacture of electrical machinery and repairing of electric motors, armature windings etc.
83. Manufacture and repairing of electric fans.
84. Charging and repairing of batteries.
85. Repairing of radios, microphones etc.
86. Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87. Body building of motor vehicles.
88. Manufacture and repairing of motor engine parts and accessories.
89. Servicing and repairing of motor vehicle.
90. Manufacture of cycles, parts and accessories.
91. Manufacture and repair of boats and barges.
92. Manufacture and repairing of animal-drawn and hand drawn vehicles.
93. Repairing of photographic equipments, spectacles etc.
94. Manufacturing of medical instruments.
95. Repairing of watches and clocks.
96. Manufacture of Jewellery.
97. Manufacture, repair and tuning of musical instruments.
98. Manufacture of sports goods, balloons etc.
99. Ivory, carving and ivory works.
100. Miscellaneous industries.

By order of the Governor,

JAMES VARGHESE,  
*Principal Secretary to Government.*